

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  JAMIE LYNN GALLIAN 16222 Monterey Lane Unit 376 Huntington Beach, CA 92649 (714)321-3449 jamiegallian@gmail.com  <input checked="" type="checkbox"/> Individual <i>appearing without an attorney</i> <input type="checkbox"/> Attorney for: Debtor Rosa A. Fridman	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: JAMIE LYNN GALLIAN,          Debtor(s)	CASE NO.: 8:21-bk-11710-SC CHAPTER: 7  <b>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: <i>(title of motion<sup>1</sup>)</i>: DEBTOR'S MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)</b>

PLEASE TAKE NOTE that the order titled ORDER GRANTING DEBTOR'S MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)

was lodged on (date) 1/6/2023 and is attached. This order relates to the motion which is docket number 277

<sup>1</sup> Please abbreviate if title cannot fit into text field.

JAMIE LYNN GALLIAN  
16222 Monterey Lane Unit 376  
Huntington Beach, CA 92649  
(714) 321-3449  
jamiegallian@gmail.com  
IN PRO PER

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER GRANTING DEBTOR'S  
MOTION TO AVOID LIEN UNDER 11  
U.S.C. § 522(f) (REAL PROPERTY)  
DOC 277**

**[NO HEARING REQUIRED]**

The Court having reviewed the Debtor's Notice of Motion and Motion to Avoid Lien(s) under 11 U.S.C 522(f), DOC 277 filed December 22, 2022, and no objection or opposition having been filed to the Notice of Motion To Avoid Lien(s), the Court hereby:

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED;

2. The five (5) judgment liens identified in Exhibit A hereto recorded in Orange County in favor of creditor The Huntington Beach Gables Homeowners Association comprising of Exception Nos. F-J (Part 1), (Part 2), and as listed on Schedule B of Dkt. No. 277 (the “Gables HOA Liens”) are AVOIDED and no longer encumber Debtor’s personal residence located at 16222 Monterey Lane #376, Huntington Beach, CA 92649, Orange County Assessor’s Parcel Number: 891-569-62;

3. In accordance with 11 U.S.C. 522(c), the “property exempted under [11 U.S.C. 522(f)] is not liable during or after the case for any debt of the debtor that arose ... before the commencement of the case” such that the exempted property at 16222 Monterey Lane #376, Huntington Beach, CA 92649, APN: 891-569-62 is not liable during or after the instant bankruptcy case for any debt of Debtor Jamie Lynn Gallian which arose before the petition date of July 9, 2021 in the instant case. Specifically, the property located at 16222 Monterey Lane #376, Huntington Beach, CA 92649, APN: 891-569-62 is not liable during or after the case for any wrongs committed by the Debtor Jamie Lynn Gallian before the July 9, 2021 petition date in the instant case as alleged in Orange County Superior Court Case No. 30-2017-00913985 and Orange County Superior Court Case No. 30-2017-00962999.

###

DATED:

\_\_\_\_\_  
Hon. Scott C. Clarkson

United States Bankruptcy Judge :

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

## **EXHIBIT A**

## Attachment A

6. Debtor's entitlement to an exemption is impaired by a judicial lien(s), the details of the lien(s) are as follows:

- a. Date of Entry of judgment: 09/27/2018
  - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00913985
  - e. Date and place of recordation of lien: 11/19/2018, in Orange County
  - f. Recorder's instrument number: 2018000435011
- Exception # F-1,2

- 
- a. Date of Entry of judgment: 12/04/2018
  - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00913985
  - e. Date and place of recordation of lien: 12/14/2018, in Orange County
  - f. Recorder's instrument number: 2018000467142
- Exception # G-1,2

- 
- a. Date of Entry of judgment: 3/21/2019
  - b. Case name: Huntington Beach Gables vs. Jamie L. Gallian
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00962999
  - e. Date and place of recordation of lien: 05/03/2019, in Orange County
  - f. Recorder's instrument number: 2019000148568
- Exception # H-1,2

- 
- a. Date of Entry of judgment: 05/6/2019
  - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00913985
  - e. Date and place of recordation of lien: 05/16/2019 in Orange County
  - f. Recorder's instrument number: 2019000165259
- Exception # I-1,2

- 
- a. Date of Entry of judgment: 05/6/2019
  - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00913985
  - e. Date and place of recordation of lien: 05/16/2019, in Orange County
  - f. Recorder's instrument number: 2019000166068
- Exception # J-1,2
-

Attachment A-Continued

6. Debtor's entitlement to an exemption is impaired by a judicial lien, the details of the lien are as follows:

- a. Date of Entry of judgment:
  - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
  - c. Name of Court: Superior Court of CA., County of Orange
  - d. Docket Number: 30-2017-00913985
  - e. Date and place of recordation of **RELEASE OF JUDGMENT: 09/10/2020**,  
filed by Huntington Beach Gables Homeowners Association,  
Official Records County of Orange.
  - f. Recorder's instrument number: 2020000481922
- Exception # K-1
-

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Re: 16222 Monterey Lane #376, Huntington Beach, CA 92649  
 APN 891-569-62, Lot 376, Parcel 2, Tract 10542, Unit 4,  
 on APN 178-011-16

<u>Preliminary Exception No.</u>	<u>Judgment Entry Date</u>	<u>Judgment Recording Date</u>	<u>Official Records of Orange County Instrument Number</u>	<u>Court</u>	<u>Case</u>
"Exception F"	09/27/2018	11/19/18	2018-000435011	Orange County Superior Court	Gables HOA v. Bradley, et al Jamie Gallian (30-2017- 00913985 ("2017 Arc Action"))
"Exception G"	12/04/18	12/14/2018	2018-000467142	Same	2017 Arc Action
"Exception H"	03/21/2019	05/03/2019	2019-000148568	Same	2017 "Slapp" 30-17-00962999
"Exception I"	05/06/2019	05/16/2019	2019-000165259	Same	2017 Arc Action
"Exception J"	05/06/2019	05/16/2019	2019-000166068	Same	2017 Arc Action

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
5801 Skylab Road Huntington Beach, CA 92647

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 1/6/23 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 1/6/23, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

JANINE JASSO, ESQ.  
EMAIL ADDRESS: J9\_JASSO@YAHOO.COM

MICHAEL POOLE, ESQ.  
MPOOLE@CAHOALAW.COM

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

1/6/2023

*Date*

Robert McLelland

*Printed Name*

*Robert McLelland*  
*Signature*



Mailing Information for Case 8:21-bk-11710-SC

**Electronic Mail Notice List**

The following is the list of parties who are currently on the list to receive email notice/service for this case.

- Aaron E DE Leest adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- Jeffrey I Golden (TR) lwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com
- D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- Eric P Israel eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com
- Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com
- Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov